

**A. ADMINISTRATIVE REPORT & DECISION**

**DECISION:** ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

**REPORT DATE:** November 29, 2016

**Project Name:** Khalid Short Plat

**Owner:** Kamaljit Lally, 16422 108th Ave SE, Renton, WA 98055

**Applicant/Contact:** Adam Paul, AP Consulting Engineers PLLC, PO Box 162, Auburn, WA 98071

**File Number:** LUA16-000566, SHPL-A

**Project Manager:** Angelea Weihs, Assistant Planner

**Project Summary:** The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 37,400 square foot (0.86 acre) lot, zoned Residential-8 (R-8), into two lots. The residential density is 2.47 dwelling units per net acre. An existing single family home is proposed to remain on Lot 2, and a new single family residence is proposed on Lot 1. The proposed residential lot sizes are 30,192 SF for Lot 2 and 5,090 SF for Lot 1. Access to the lots is proposed via a 2,116 SF shared driveway/tract off of SE 164th Street. The applicant has proposed to retain 30% of the significant trees on-site. A moderate coal mine hazard area is mapped on the project site. The applicant has submitted an Arborist Report, Geotechnical Engineering Study, and a Mine Safety Hazard Report with the application.

**Project Location:** 10936 SE 164<sup>th</sup> ST

**Site Area:** 37,400 square foot (0.86 acres)



*Project Location Map*

**B. EXHIBITS:**

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan
- Exhibit 3: Tree Retention and Landscape Plan
- Exhibit 4: Arborist Report
- Exhibit 5: Drainage Report, dated September 23, 2016
- Exhibit 6: Conceptual Drainage/Utilities Plan
- Exhibit 7: Geotechnical Report, dated June 6, 2016
- Exhibit 8: Neighborhood Detail Map
- Exhibit 9: Public Comment letter
- Exhibit 10: Staff Response to Public Comment(s)
- Exhibit 11: Density Worksheet and attachments
- Exhibit 12: Mine Safety Hazard Report, dated February 25, 2016
- Exhibit 13: Cement Concrete Driveway Entrance – Modified Standard Detail 104.3
- Exhibit 14: Advisory Notes

**C. GENERAL INFORMATION:**

- 1. Owner(s) of Record: Kamaljit and Darshan Lally  
16422 108th Ave SE  
Renton, WA 98055
- 2. Zoning Classification: Residential-8 (R-8)
- 3. Comprehensive Plan Land Use Designation: Residential Medium Density (MD)
- 4. Existing Site Use: Single Family Residence
- 5. Critical Areas: Coal Mine Hazard
- 6. Neighborhood Characteristics:
  - a. North: Single Family Residential, transmission line right of way, R-8
  - b. East: Single Family Residential, R-8
  - c. South: Single Family Residential, R-8
  - d. West: Single Family Residential, R-8
- 6. Site Area: 0.86 acres

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5327	03/01/2008

**E. PUBLIC SERVICES:**

**1. Existing Utilities**

- a. Water: Water service will be provided by Soos Creek Water and Sewer District.
- b. Sewer: Sewer service is provided by Soos Creek Water and Sewer District. There is an existing sewer main in SE 164th St.
- c. Surface/Storm Water: The existing property does not contain stormwater facilities. There are existing storm drainage facilities located in SE 164<sup>th</sup> St.

**2. Streets:** The subject property fronts SE 164<sup>th</sup> St. along the south property line. SE 164<sup>th</sup> St. is classified as a Residential Access Road.

**3. Fire Protection:** Renton Fire Authority

**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

**2. Chapter 3 Environmental Regulations**

- a. Section 4-3-050: Critical Area Regulations

**3. Chapter 4 City-Wide Property Development Standards**

**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

**5. Chapter 7 Subdivision Regulations**

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

**6. Chapter 11 Definitions**

**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

**1. Land Use Element**

**H. FINDINGS OF FACT (FOF):**

1. The Planning Division of the City of Renton accepted the above master application for review on August 1<sup>st</sup>, 2016, and determined the application complete on August 5<sup>th</sup>, 2016. The project complies with the 120-day review period.
2. The project site is located on the north side of SE 164<sup>th</sup> Street at 10936 SE 164<sup>th</sup> Street.
3. The site is currently developed with a single family residence which is proposed to be retained.
4. Access to the new lots would be provided via a shared driveway off of SE 164<sup>th</sup> Street.
5. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
6. The site is located within the Residential 8 (R-8) zoning classification.

7. There are approximately 10 trees located on site of which the applicant is proposing to retain a total of 7 trees.
8. A moderate coal mine hazard area is mapped on site.
9. Approximately 80 cubic yards of material would be cut on site and approximately 133 cubic yards of fill is proposed to be brought into the site.
10. Staff received 1 public comment letter (Exhibit 9). To address public comments the following report contains analysis related to setbacks, drainage, building coverage, and coal mine hazards.
11. No agency comments were received.
12. The applicant submitted the Short Plat Plan (Exhibit 2) with the application submittal materials on August 1<sup>st</sup>, 2016. The applicant submitted a revision to the Short Plat Plan on October 13, 2016; however, the new submittal revises the lot numbers and eliminates required information, which is inconsistent with the original application. Therefore, for the purposes of this report, the original Short Plat Plan, dated July 11, 2016, has been evaluated and is attached as an Exhibit.
13. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
14. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (MD) on the City's Comprehensive Plan Map. The purpose of the MD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Policy L-3:</b> Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	<b>Goal L-I:</b> Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> <li>• Development of new single-family neighborhoods on large tracts of land outside the City Center,</li> <li>• Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and</li> <li>• Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.</li> </ul>
✓	<b>Policy L-37:</b> Land uses in areas subject to flooding, seismic, geologic, and coal mine hazards should be designed to prevent property damage and environmental degradation before, during, and after construction.
✓	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	<b>Policy L-49:</b> Address privacy and quality of life for existing residents by considering scale and context in infill project design.

15. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis																
	<p><b>Density:</b> The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><u>Staff Comment:</u> The project site totals 37,400 square feet (0.86 acres). After the deduction of 2,118 square feet of private access easements, the site has a net area of 35,282 square feet (0.81 acres). The proposal for 2 lots on the project site would result in a net density of 2.47 dwelling units per acre (2 lots / 0.81 acres = 2.47 du/ac), which is less than the minimum density permitted in the R-8 zone. Per RMC 4-2-110D1.b., in the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived.</p> <p>The applicant has demonstrated (See Exhibit 12) that minimum density requirements cannot be met due to 21,372 square feet (.491 acres) of land directly underneath a transmission line right-of-way easement. The easement prevents the applicant from developing on the north portion of the site. In addition, as stated in FOF 17, the Mine Safety Hazard Report notes that the coal mine hazards most likely lie within in the electrical utility easement corridor, further restricting the development potential of the easement. Due to the physical constraints presented by the easement and coal mine hazards, minimum density cannot be achieved and staff recommends approval of the two lots at a density of 2.47 du/ac.</p> <p><b>Lot Dimensions:</b> The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-2</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>5,090</td><td>85</td><td>84.7</td></tr><tr><td>Lot 2</td><td>30,192</td><td>110</td><td>356.45</td></tr><tr><td>Tract A</td><td>2,116</td><td>N/A</td><td>N/A</td></tr></table> <p><u>Staff Comment:</u> The proposed lots would comply with the minimum lot size, width, and depth requirements of the R-8 zone (Exhibit 2). Tract A is a joint use access and utility tract located along the west property line that measures 25 feet wide by 84.64 feet long (starting at the southwest corner of the property at SE 164<sup>th</sup> St.).</p> <p><b>Setbacks:</b> The required setbacks in the R-8 zone are as follows: front yard is 20 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	5,090	85	84.7	Lot 2	30,192	110	356.45	Tract A	2,116	N/A	N/A
Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)														
Lot 1	5,090	85	84.7														
Lot 2	30,192	110	356.45														
Tract A	2,116	N/A	N/A														

	<p><u>Staff Comment:</u> The existing single family home on Lot 2 would continue to face the west and would access from the proposed shared driveway extending from SE 164<sup>th</sup> St, along the west property line. The existing front yard setback for the home is legal, nonconforming at 12.4 feet and would remain at 12.4 feet from the west property line. All other setbacks for the existing home meet or exceed the minimum setbacks of the R-8 zone (Exhibit 2). Lot 1 is oriented so that the front yards would face the south towards SE 164<sup>th</sup> St. Lot 1 would access from the shared driveway tract (Tract A).</p> <p>The proposed lots appear to contain adequate area to accommodate all the required setback areas and provide a sufficient sized building pad. Compliance with building setback requirements for the residence proposed to be constructed on Lot 1 would be verified at the time of building permit review.</p>
<p>✓</p> <p>Compliant if condition of approval is met</p>	<p><b>Building Standards:</b> The R-8 zone has a maximum building coverage of 50% and a maximum impervious surface coverage of 65%. In the R-8 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height. If the height of wall plates on a building are less than the states maximum the roof may project higher to account for the difference, yet the combined height of both features shall not exceed the combined maximums. Common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., roofs pitched less than 4:12, decks, railings, etc.) may extend up to six (6) vertical feet above the maximum wall plate height if the projection is stepped back one-and-a-half (1.5) horizontal feet from each minimum building setback line for each one (1) vertical foot above the maximum wall plate height.</p> <p>Wall plates supporting a primary roof surface that has only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><u>Staff Comment:</u> The existing single family home on Lot 2 has a building footprint of approximately 1,749 square feet and a building coverage of 5.8 percent (1,749 sf / 30,192 sf = 5.8%). Lot 2 also contains a 540 square foot driveway. The impervious area for Lot 2 is approximately 7.6 percent (1,749 sf + 540 sf = 7.6%). The existing one-story, single family structure complies with the building standards of the R-8 zone. Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</p> <p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4 6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><u>Staff Comment:</u> Landscaping is required for all subdivisions, including short plats. A detailed landscape plan must be approved prior to issuance of street or utility</p>

construction permits.

The applicant has submitted a conceptual landscape plan (Exhibit 6); however, landscaping for the 10-foot onsite landscape strip and the 8-foot right-of-way planter strip was not identified. Staff recommends as a condition of approval that the applicant submit a revised Landscape Plan. The revised landscape plan shall show a minimum of 10-feet on-site landscaping along the public street frontage and street trees with ground cover within the street planter strip, consistent with RMC 4-4-070. A minimum of one street tree shall be planted per address. The eight foot (8') planter strip shall be planted with small maturing street trees to prevent conflict with overhead electric wires. The street trees shall be no closer than 30 feet from the street light on the east side of property frontage. Lot 2 does not have public street frontage, so a minimum of two trees shall be located in the front yard of Lot 2 to comply with street tree requirements.

In addition, the proposed shared driveway tract abuts an existing shared driveway on the property to the west. The applicant proposes a 5 foot space between the west property line and the paved area of the shared driveway. The code requires that pervious areas, with the exception of critical areas, shall have landscape treatment. Therefore, in order to reduce the visual impact of the two abutting shared driveways, staff recommends a condition of approval, that the revised landscape plan include a 5 foot landscape strip between the shared driveway and the west property line, that includes a mixture of shrubs and groundcover.

The applicant would be required to record a note on the face of the plat that executes a shared maintenance agreement for equal ownership and maintenance responsibilities for improvements in Tract A. A draft version of a shared maintenance agreement shall be submitted for review and approval by the current planning project manager prior to short plat recording.

If the applicant creates a home owners association for ownership and maintenance responsibilities for improvements in Tract A, then HOA documents shall be submitted for review and approval by the current planning project manager and the City Attorney prior to short plat recording.

**Tree Retention:** The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.

Significant trees shall be retained in the following priority order:

Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches ( 18") caliper.

Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant

Compliant if  
condition of  
approval is  
met

	<p>trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><i>Staff Comment: An Arborist Report (Exhibit 4) and conceptual Tree Retention and Landscape Plan (Exhibit 3) was submitted with the project application materials. According to the Arborist Report, a total of 10 significant trees are located on the project site. Of the existing 10 trees, 2 of the trees (trees number 1 and 3) were deemed to be in poor health and recommended for removal. Of the 10 significant trees, 30% or 3 trees are required to be retained. As a result, the applicant is proposing to retain 8 trees, thereby, meeting the minimum tree retention requirements of the R-8 zone. The applicant is proposing to plant 2 trees on Lot 1 in order to comply with tree density. Lot 2 complies with minimum tree density requirements.</i></p> <p><i>A detailed Tree Retention plan shall be submitted at the time of utility construction permit application to the current planning project manager for review and approval. The detailed Tree Retention plan shall demonstrate compliance with minimum onsite tree density requirements. The onsite trees shall be installed prior to final occupancy for the new homes.</i></p>
✓	<p><b>Parking:</b> Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment: Each lot contains adequate area for the provision of the required parking spaces. Compliance with the driveway standards would be verified at the time of building permit review.</i></p>

16. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

N/A	<p><b>Lot Configuration:</b> N/A</p>
Compliance not yet demonstrated	<p><b>Garages:</b> One of the following is required; the garage is:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> <li>3. Alley accessed, or</li> <li>4. Located so that the entry does not face a public and/or private street or</li> </ol>



	<p>an access easement, or</p> <ol style="list-style-type: none"> <li>5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li> <li>6. Detached.</li> </ol> <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
Compliance not yet demonstrated	<p><b>Primary Entry:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> The primary entry of the new home to be built on Lot 1 shall be on the façade facing SE 164<sup>th</sup> St. Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
Compliance not yet demonstrated	<p><b>Façade Modulation:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or</li> <li>2. At least two feet (2') offset of second story from first story on one street facing facade.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
Compliance not yet demonstrated	<p><b>Windows and Doors:</b> Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> The home proposed on Lot 1 would be required to meet this standard along the facade facing SE 164<sup>th</sup> St. Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
N/A	<p><b>Scale, Bulk, and Character:</b> N/A</p>
Compliance not yet demonstrated	<p><b>Roofs:</b> One of the following is required for all development:</p> <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
Compliance not yet	<p><b>Eaves:</b> Both of the following are required:</p>

<b>demonstrated</b>	<ol style="list-style-type: none"> <li>1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
<b>Compliance not yet demonstrated</b>	<p><b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or</li> <li>2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>
<b>Compliance not yet demonstrated</b>	<p><b>Materials and Color:</b> For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li> <li>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review. No changes are proposed to the existing single family structure.</p>

17. **Critical Areas:** A moderate coal mine is mapped on the northern end of the project site. No other critical areas are identified on site. Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations:

✓	<p><b>Geologically Hazardous Areas:</b> Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers. A standard 15-foot building setback is required for all structures from Protected Slope areas.</p> <p>A 50-foot buffer and 15-foot building setback are required from Very High Landslide Hazard Areas.</p> <p><u>Staff Comment:</u> City Records indicate that a moderate coal mine hazard area is mapped on the northern end of the project site, approximately 140 feet north of the</p>
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	<p>existing single family home. A Mine Safety Hazard Report was submitted with the application.</p> <p>No test holes were excavated as part of the coal mine hazard assessment. The Mine Safety Hazard Report references the Washington State Coal Mine Map Collection, Division of Geology and Earth Resources- Washington Geologic Survey, which provides a typical stratigraphy of the Coal Bearing Seams in the Renton area of the site location.</p> <p>The geology of the area, as identified in the "United States Department Agriculture Soil Conservation Service (SCS), Soil Survey of King County Area, Washington. 1973" was mapped as part of the Alderwood Series of soils, specifically as Alderwood gravelly sandy loam soils (AgC) with 8 to 15% slopes. Drainage and permeability is very low to moderately low. Runoff is moderate, and the erosion hazard is slight. The soils and land types formed largely in deposits of glacial drift and/or glacial outwash in the form of Ridges and Hills during the Vashon stade of the Fraser glaciation late in the Pleistocene.</p> <p>Based on the Mine Safety Hazard Report, the project site is located approximately 150 feet south and 300 feet east of the potential Coal Mine Hazard Area, which is most likely within the electrical utility easement corridor. The report identifies the coal mine hazard as a "declassified" coal mine hazard area, where the risk of catastrophic collapse is not significant and special engineering or hazard mitigation is not required.</p> <p>The report further states that there are numerous houses in the current area (to the north, near the mapped hazard area) that do not show signs of subsistence or structural damage possibly caused by the potential mass ground movement associated with Mine Hazard Areas. The report states that the project site is located outside of the possible Mine Hazard Area and is suitable for the proposed construction.</p> <p>Staff recommends a condition of approval requiring the applicant record the geologic risks of the site development on the recorded short plat.</p>
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18. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
Compliant if condition of approval is met	<p><b>Access:</b> Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Along the west property line, the applicant is proposing a 25 foot by 84.64 foot (2,116 sf) rectangular tract with a 16-foot wide paved shared driveway to served Lots 1 and 2 from SE 164<sup>th</sup> St. Access to each of the lots would be gained via the proposed shared driveway. The proposed shared access does not meet the requirements for emergency services. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. The shared driveway is required to have a minimum 20-foot wide paved roadway for</p>

emergency vehicle access, which shall extend to a depth sufficient to provide access to within 150 feet of all points on the buildings.

Therefore, staff recommends, as a condition of approval, that the applicant either request a variance from the fire code to allow a 16-foot wide fully paved fire apparatus access roadway, or provide a 20 foot wide paved shared access driveway for emergency vehicles in order to provide fire access to within 150 feet of all points on each building. If a variance is not granted by the Renton Fire Authority, the increase in the driveway impervious surface area would result in the requirement to update the drainage report with revised impervious surface calculations as part of the construction permit application. Any increase in new impervious surface areas which results in more than 5,000 square feet of new impervious surface for the site will require a full drainage review in accordance with the Utility Standards which are in effect at the time of construction permit application.

Alley access is the preferred street pattern for all new residential development except in the Residential Low Density land use designation (RC, R-1, and R-4 zones). The City uses the following factors to determine whether the use of alleys is not practical, including: a) Size: The new development is a short plat; b) Topography: The topography of the site proposed for development is not conducive for an alley configuration; c) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys; d) If site characteristics allow for the effective use of alleys (RMC 4-7-150E.5). The short plat has public street frontage on SE 164<sup>th</sup> St. and the use of alleys would not be characteristic of the neighborhood or practical. The existing street grid would not support alley access beyond the proposed construction of the access drive (Exhibit 2).

As stated in FOF 15, the applicant would be required to record a note on the face of the plat that executes a shared maintenance agreement for equal ownership and maintenance responsibilities for improvements in Tract A. The maintenance agreement shall address both the roadway and the landscaping in the 5-foot landscape strip.

Driveways shall be designed in accordance with Modified City Standard Plans 104.3 (RMC 4-4-080; Exhibit 13). A construction permit for frontage improvements would be required.

✓

**Blocks:** Blocks shall be deep enough to allow two tiers of lots.

Staff Comment: No blocks are proposed.

✓

**Lots:** The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').

Staff Comment: As discussed above under FOF 14, all lots meet the minimum lot dimensional requirements in the R-8 zone. The proposed lots are rectangular in shape. The orientation of Lot 1 has the front yard facing the public street, SE 164<sup>th</sup> St. The existing single family home (Lot 2) would retain orientation and access to the shared driveway extending from SE 164<sup>th</sup> St. The building design of the new residence on Lot 1 would be reviewed and approved at the time of building permit application.

✓	<p><b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><b>Staff Comment:</b> The proposed project fronts both SE 164<sup>th</sup> St. and Tract A (shared driveway). Proposed Lot 1 fronts SE 164<sup>th</sup> St. and proposed Lot 2 fronts Tract A. SE 164<sup>th</sup> St is classified as a residential access street and requires a right-of-way width of 53 feet. The existing right-of-way width in SE 164<sup>th</sup> St. is approximately 60 feet. There are no existing frontage improvements along the street frontage of SE 164<sup>th</sup> Street. To meet the City's complete street standards for residential streets, half street improvements would include 13 feet of paving from the centerline, installation of a 0.5 foot curb, gutter, an 8-foot planter strip, and a 5-foot sidewalk are required to be constructed in the right of way fronting the site, per City Code 4-6-060. No right of way dedication is required for the proposal. The proposed street section for High Avenue NE meets the street standards for residential access streets.</p> <p>Payment of the transportation impact fee is applicable at the time of application for the building permit. The project proposes the addition of 1 new residence (1 new single family home, 1 existing home to be retained). The estimated 2016 total fee is \$2,951.17. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.</p>
✓	<p><b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses.</p> <p><b>Staff Comment:</b> The project site is surrounded by R-8 zoned properties developed with single family residences to the north, south, east, and west. The proposal would be in harmony with the existing uses. The proposed lots are consistent with the existing surrounding development pattern in the area and would be consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.</p>

## 19. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p><b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. 2016 Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p><b>Schools:</b> It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Cascade Elementary (0.5 miles from the subject site and within walk distance of school; no school bus transportation provided), Nelsen Middle School (0.3 miles from the subject site and within walk distance of school; no school bus transportation provided) and Lindbergh High School (1.5 miles from the subject site; school bus transportation provided).</p> <p>RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. While the elementary and middle schools are designated to be located within a close enough proximity of the subject site, future students to the high school would be transported to school via bus. Any new students from the proposed development would be bussed to their schools. The nearest bus stop is located</p>

	<p>approximately 0.09 miles from the project site at 111<sup>th</sup> Ave SE and SE 164<sup>th</sup> St. The proposed project includes the installation of frontage improvements along SE 164<sup>th</sup> St. frontage, including sidewalks. A safe walking route to Cascade Elementary and Nelsen Middle Schools may need improvements to establish a safe walking route to each of the schools. Therefore, staff recommends, as a condition of approval, that the applicant provide a safe route to school plan to, and approved by, the Current Planning Project Manager, prior to construction permit issuance.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the 2016 fee is assessed at \$5,643.00 per single family residence.</p>
✓	<p><b>Parks:</b> A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p><b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> A Preliminary Drainage Plan and Technical Information Report (TIR), dated September 23, 2016, was submitted by AP Consulting Engineers with the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Flow Control Duration Standard area matching Forested Site Conditions and is within the Black River Drainage Basin. The development is subject to Small Project Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2010 City of Renton Amendments to the KCSWDM. It is anticipated that the 2016 KCSWDM would be adopted by the beginning of 2017. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. If a construction permit has not been submitted to the City prior to adoption of the 2016 KCSWDM the project would be subject to the requirements of the new manual.</p> <p>All core requirements and the six special requirements have been discussed in the Technical Information Report. Any increase in new impervious surface areas which results in more than 5,000 square feet of new impervious surface for the site will require a full drainage review in accordance with the Utility Standards which are in effect at the time of construction permit application.</p> <p>The development is required to provide flow control Best Management Practices (BMPs) to help mitigate the new runoff created by this development. The submitted drainage report identifies the use of basic dispersion using splash blocks as the proposed flow control BMPs for Lot 2, but the required vegetated flow paths for the use of splash blocks are not shown on the drainage plan. There appears to be a private storm drain line which runs along the east side of the property. Staff recommends as a condition of approval that the applicant relocate the storm drain into the shared driveway and tie it into the public storm drain system, unless another alternative such as infiltration is proposed. The applicant is proposing a new 12 inch storm drain to replace the existing ditch at the east end of the property frontage and tie into the existing 12 inch storm drain along the frontage of the property. The storm drain is shown to be beneath the proposed landscape strip and will need to be relocated outside of the planter strip within the roadway preferable at the curb line.</p> <p>A geotechnical report, dated June 6, 2016, completed by Jaswinder Singh Sound Building and Construction (JECB) for the site was provided. The soils classification presented in</p>

	<p><i>the geotechnical report classified the soils as silty sandy loams and provided infiltration testing results indicating the soils have the potential ability to infiltrate at a measured rate of 24.5 inches per hour. Infiltration testing was completed at two test pits, which provided a measured infiltration rate of 24.5 inches per hour. The Applicant shall explore the use of limited infiltration in lieu of splash blocks for basic dispersion as the flow control BMP for the property.</i></p> <p><i>A surface water development fee per new single family residence would apply. The project proposes the addition of 1 new residence (1 new single family home, 1 existing home to be retained). The estimated 2016 total fee is \$1,485.00. This is subject to final design and payable prior to issuance of the utility construction permit.</i></p>
✓	<p><b>Water:</b> <i>Water service is provided by Soos Creek Water and Sewer District. This site is located outside of an Aquifer Protection Area Zone. The applicant shall obtain a certificate of water availability from the District and provide a copy of the certificate to the City of Renton as part of the application for the construction permit. The new and existing water meters shall be relocated to the planter strip.</i></p> <p><i>The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code, including 5 inch storz fittings. Based on the current proposal, one new fire hydrant would be required to meet minimum standards.</i></p>
✓	<p><b>Sanitary Sewer:</b> <i>Sewer service is provided by Soos Creek Water and Sewer District. The applicant shall obtain a certificate of sewer availability from the District and provide a copy of the certificate to the City of Renton as part of the application for the construction permit.</i></p>

#### **I. CONCLUSIONS:**

1. The subject site is located in the Residential Medium Density (MD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 13.
2. The subject site is located in the R-8 zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 14.
3. The proposed Short Plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 15.
4. The proposed Short Plat complies with the Critical Areas Regulations, see FOF 17.
5. The proposed Short Plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed Short Plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval, see FOF 17.
7. There are safe walking routes to Cascade Elementary School and Nelson Middle School if all conditions of approval are complied with. There are safe waling routs to the school bus stop for Lindbergh High School, see FOF 18.
8. There are adequate public services and facilities to accommodate the proposed Short Plat, see FOF 18.

**J. DECISION:**

The Khalid Short Plat, SHPL-A, File No. LUA16-000566, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. If a variance from the Renton Fire Authority is not received for a 16 foot driveway, the applicant shall provide a 20 foot wide, fully paved shared access driveway for emergency vehicles in order to provide fire access to within 150 feet of all points on each building. As a result of the increase in the driveway impervious surface area required to accomplish this, the applicant will be required to submit an updated drainage report with revised impervious surface calculations as part of the construction permit application
2. A detailed landscape/tree retention plan that complies with RMC 4-8-120D.12 shall be submitted at the time of utility construction permit application to the current planning project manager for review and approval. The detailed landscape plan shall include but is not limited to the thirty percent (30%) tree retention requirement, the minimum onsite tree density requirement and right-of-way landscaping requirement within the street frontage areas. The onsite trees and landscaping shall be installed prior to final occupancy for the new homes. Landscaping within the right-of-way and shared driveway tract shall be installed prior to short plat recording.
3. The applicant shall revise the landscape plan to include a 5-foot landscape strip between the shared driveway and the west property line that includes a mixture of shrubs and groundcover. The revised landscape plan shall be reviewed and approved by the Current Planning Project Manager prior to construction permit issuance.
4. A note shall be placed on the face of the plat that states that a coalmine hazard exists on the project site.
5. The applicant shall relocate the existing private storm drain into the shared driveway and tie it into the public storm drain system, unless another alternative such as infiltration is proposed and approved.
6. The applicant shall record a note on the face of the plat that executes a shared maintenance agreement for equal ownership and maintenance responsibilities for improvements in Tract A. A draft version of the shared maintenance agreement shall be submitted for review and approval by the current planning project manager prior to short plat recording.
7. The applicant shall obtain a certificate of water availability from the District and provide a copy of the certificate to the City of Renton as part of the application for the construction permit. The new and existing water meters shall be relocated to the planter strip.
8. The applicant shall obtain a certificate of sewer availability from the District and provide a copy of the certificate to the City of Renton as part of the application for the construction permit.
9. The applicant must provide sufficient information to show how the students that walk to school would have a safe walking route if bussing is not provided. If a safe route to school is not identified, then the applicant will be required to provide a safe walking path, which may entail some off-site improvements.

**DATE OF DECISION ON LAND USE ACTION:****SIGNATURE:**

  
\_\_\_\_\_  
Jennifer Henning, Planning Director

11-29-16  
\_\_\_\_\_  
Date

TRANSMITTED this 29th day of November, 2016 to the Owner/Applicant/Contact:

Owner:  
Kamaljit Lally,

Applicant/Contact:  
Adam Paul, AP Consulting Engineers PLLC,



16422 108th Ave SE, Renton, WA 98055

PO Box 162, Auburn, WA 98071

*TRANSMITTED this 29th day of November, 2016 to the Parties of Record:*

*Eleanor and Edward Basaraba*

*10952 SE 164th St*

*Renton, WA 98055*

*TRANSMITTED this 29th day of November, 2016 to the following:*

*Chip Vincent, CED Administrator*

*Brianne Bannwarth, Development Engineering Manager*

*Jan Conklin, Development Services*

*Vanessa Dolbee, Current Planning Manager*

*Fire Marshal*

**K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on December 13, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

APPROVALS:

KING COUNTY  
DEPARTMENT OF ASSESSMENT

PLAT

CITY OF RENTON  
SHORT PLAT NO. LJA-XX-XXX-SHPL  
KING COUNTY, WASHINGTON  
IND-XX-XXXX

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the facts stated in the foregoing plat are true and correct to the best of my knowledge and belief.

WITNESSED MY HAND AND SEAL THIS 10th DAY OF JULY, 2014.

KARL J. JULY

ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF KING  
CITY OF RENTON  
I, the undersigned, being the owner of the above described property, do hereby certify that the facts stated in the foregoing plat are true and correct to the best of my knowledge and belief.

OWNER INFORMATION

NAME: KARL J. JULY  
ADDRESS: 1614 1/2 AVENUE  
RENTON, WA 98057

DEVELOPER INFORMATION

NAME: KARL J. JULY  
ADDRESS: 1614 1/2 AVENUE  
RENTON, WA 98057

SURVEYOR

NAME: KARL J. JULY  
ADDRESS: 1614 1/2 AVENUE  
RENTON, WA 98057

ZONING, SERVICE & UTILITY INFORMATION

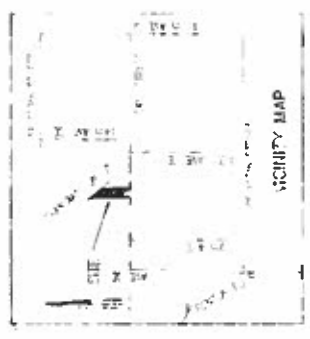
ZONING: R-1  
SERVICE: WATER, SEWER, GAS  
UTILITY: SPU

LEGAL DESCRIPTION

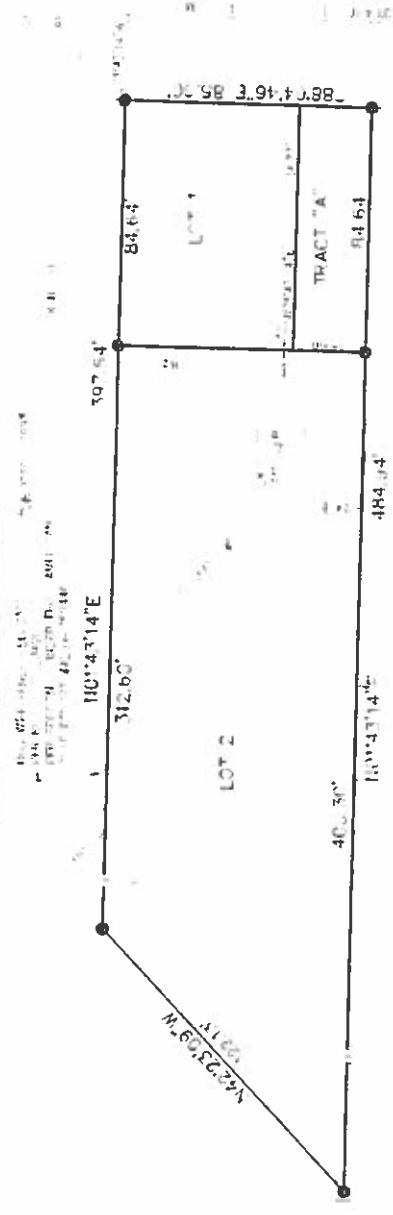
W 1/2 of Section 16, T4N, R3E, S1W, King County, Washington, containing approximately 1.00 acre, more or less, as shown on the attached plat.

LEGEND

- EXISTING LOT
- EXISTING LOT
- ALIEN LOT
- EXISTING LOT
- EXISTING LOT



NEIGHBORHOOD MAP



SURVEY NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10th DAY OF JULY, 2014.

2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10th DAY OF JULY, 2014.

3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10th DAY OF JULY, 2014.

EASEMENT NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10th DAY OF JULY, 2014.

2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10th DAY OF JULY, 2014.

3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10th DAY OF JULY, 2014.

SURVEYOR'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the facts stated in the foregoing plat are true and correct to the best of my knowledge and belief.

TO THE ENGINEER AND LAND SURVEYOR

I, the undersigned, being the owner of the above described property, do hereby certify that the facts stated in the foregoing plat are true and correct to the best of my knowledge and belief.

ALL INFORMATION

PLAT NO. LJA-XX-XXX-SHPL  
KING COUNTY, WASHINGTON





**Chris Selle, Certified Arborist**  
(206)-387-8214  
Email: [soundtreeconsulting@gmail.com](mailto:soundtreeconsulting@gmail.com)  
Certified Arborist PN#7030A  
TRAQ Certified Tree Risk Assessor

May 23<sup>rd</sup>, 2016

Khalid Husian  
503-380-7062  
[gujrat@aol.com](mailto:gujrat@aol.com)

Hello Khalid,

Here is the Arborist Identification Report that you requested for the trees located on the property at **10936 SE 164<sup>th</sup> St, Renton, 98055**. Ten trees on the property were identified, measured for diameter at breast height (DBH), assessed for general condition.

Site: 10936 SE 164<sup>th</sup> St, Renton, 98055

Summary: Ten significant trees on the property

## **Tree Condition Report**

Tree number one is in poor condition and will not survive the effects of construction. Remove tree prior to any construction activities.

Tree number three has some bulges in the trunk and exhibits some amount of decay in the trunk and roots. I would suggest removal of this tree before commencing construction activities in or around this tree.

Trees number four through ten are all in good condition and do not exhibit any signs of disease or health issues.

## **Tree Retention/Pruning Guidelines**

### **Pruning Plan**

Any pruning done to accommodate the new building should be performed by a certified arborist. All pruning cuts made shall be made to a healthy branch leader or back to the branch collar (collar cut). Do not leave any stubs or cuts that will not properly seal or callus over.

### **Tree Protection Plan Guidelines**

The following guidelines are to be followed during construction:

- Wood chips or other mulch must be used to spread above root zones within the drip line at a depth of 1-6 inches for temporary protection from soil compaction.
- Avoid grade changes near the TPZ if possible.
- If trenching is needed, trenchless methods are preferred, or the trenches can be dug by hand to preserve larger roots. Leave roots larger than two inches in diameter intact and undamaged if possible. During the time of root exposure, keep roots moist with moist soil, wet mulch, or wet burlap. Roots may be uncovered with a low pressure water flow if air spade is needed.

- If roots need to be pruned, they should be cut with pruning saws, made flush with the side of the trench.
- Trees should be watered twice a week if construction is to take place during hot summer months.
- Control soil moisture within the protected area. Prevent flooding of the soil, and protect root areas from leachate, cement, oil, fuel, and all other contaminants.
- Do not store materials potentially harmful to tree roots within 20 feet of protected areas. These include, but are not limited to: petroleum products, cement and concrete materials, cement additives, lime, paint coatings, waterproofing gents, form coatings, detergents, acids, and cleaning agents.
- Mycorrhizal treatments may be added to the soil to increase the tree root's ability to uptake water and nutrients, improving its chances of withstanding environmental stress.

### **Significant/Exceptional tree identification**

Tree#1: 10.3" DBH Common Cherry tree (*Prunus avium*), poor condition, physical drip line radius 9'

Tree#2: 9.2" DBH Western Red Cedar tree (*Thuja plicata*), fair condition, physical drip line radius 7'

Tree#3: 17.4" DBH Common Cherry tree (*Prunus avium*), poor condition, physical drip line radius 17' (see condition report above)

Tree#4: 6.3" DBH Common Apple tree (*Malus domestica*), fair condition, physical drip line radius 5'

Tree#5: 6.2" DBH Common Apple tree (*Malus domestica*), fair condition, physical drip line radius 5'

Tree#6: 5.2" DBH Common Cherry tree (*Prunus avium*), fair condition, physical dripline radius 4'

Tree#7: 8.4" DBH Common Apple tree (*Malus domestica*), fair condition, physical drip line radius 7'

Tree#8: 6.8" DBH Common Apple tree (*Malus domestica*), fair condition, physical drip line radius 4'

Tree#9: 7.8" DBH Common Apple tree (*Malus domestica*), fair condition, physical drip line radius 5'

Tree#10: 7.6" DBH Common Apple tree (*Malus domestica*), fair condition, physical drip line radius 8'

Thank you,

Chris Selle  
Certification # PN 7030-A  
TRAQ Certified Tree Risk Assessor  
12009 SE 160<sup>th</sup> St, Renton, 98058  
(206)-387-8214



AP CONSULTING ENGINEERS PLLC  
CIVIL ENGINEERING

# TECHNICAL INFORMATION REPORT

$$f_{\text{eff}} = \frac{1}{2} \left( 1 + \frac{1}{\sqrt{1 + \frac{1}{\alpha^2}}} \right)$$

DAY 15TH, 2016; REV: 7/23/16  
APCE PROJECT #2015016

PREPARED FOR:

TALLY'S SHORT PLAT  
PARCEL #0088000390  
10935 SE 164TH STREET  
BENTON, WA 99055

AT THE REQUEST OF:

FOUND BUILDINGS & CONSTRUCTION  
26459 1229TH AVENUE SE  
SEATTLE, WA 98149



any other person. On the other hand, I have been made fully aware of the importance of the role of the community in the development of the profession and the importance of the role of the community in the development of the profession. I have been made fully aware of the importance of the role of the community in the development of the profession and the importance of the role of the community in the development of the profession.

TESC PLAN

109TH AVE SE  
S102°27'00"W

334.4  
RUE 4235  
N10°45'14"E

WFE 13  
RUE 4235  
N10°45'14"E  
N10°45'14"E  
N10°45'14"E

7. #002800-0026 55

N01°45'14"E 484.94'

N01°45'14"E 233.50'

N01°45'14"E 337.54'

7. #002800-0023

SE 164TH ST  
S102°27'00"W

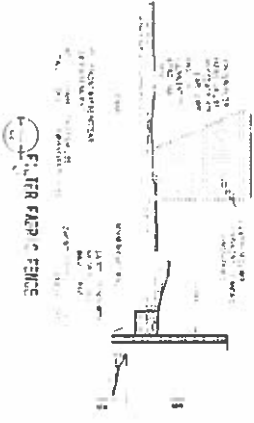
113.74  
S102°27'00"W

334.4  
RUE 4235  
N10°45'14"E

8. #002800-0027

SILT FENCE MAINTENANCE STANDARDS

1. The purpose of this standard is to provide guidelines for the maintenance of silt fences to ensure they are effective in controlling sediment runoff from construction sites.



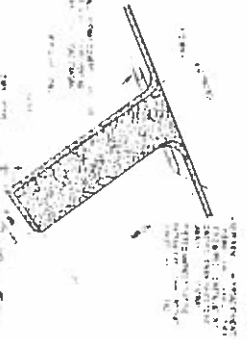
CATCH BASIN INSERT MAINTENANCE STANDARDS

1. The purpose of this standard is to provide guidelines for the maintenance of catch basin inserts to ensure they are effective in capturing sediment and debris from stormwater runoff.



STABILIZED CONSTRUCTION ENTRANCE MAINTENANCE STANDARDS

1. The purpose of this standard is to provide guidelines for the maintenance of stabilized construction entrances to ensure they are effective in controlling sediment runoff from construction sites.



## EXERCISES

NO 1° 43' 14" E 14

EXG  
BLUDDING

[illegible]

### CROSSING TABLE

## GRADING, DRAINAGE, & UTILITIES PLAN

5  
4  
3  
2  
1

## GRADING, DRAINAGE, & UTILITIES PLAN

## ALLY'S SHORT PLAT

AP CONSULTING  
ENGINEERS PTE. LTD.

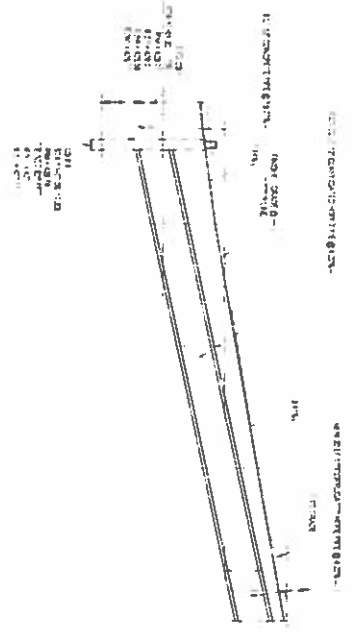
LOT 2

S88°04'46"E 260.50'

SE 164TH ST.



FRONTAGE IMPROVEMENT PLAN - SE 164TH ST



PROFILE AT GROUND SE 164TH ST

C4

FRONTAGE IMPROVEMENT  
PLAN

LALLY'S SHORT PLAT

AP CONSULTING  
ENGINEERS, INC.

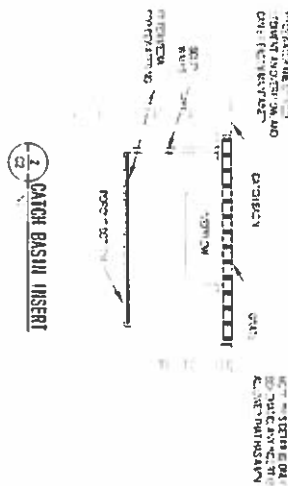
# **SILT FENCE MAINTENANCE STANDARDS**

1. AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE, A SILT FENCE SHALL BE INSTALLED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE.
2. THE SILT FENCE SHALL BE CONSTRUCTED OF 2" X 4" POSTS AND 4" X 6" RAILS, WITH A MINIMUM OF 100' OF FENCE FOR EACH 100' OF PERIMETER.
3. THE SILT FENCE SHALL BE MAINTAINED AT ALL TIMES, AND ANY DAMAGE TO THE FENCE SHALL BE REPAIRED IMMEDIATELY.
4. THE SILT FENCE SHALL BE REMOVED AT THE END OF THE PROJECT.



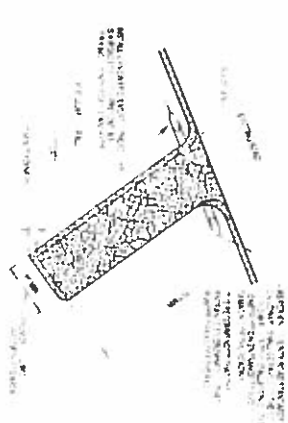
# **CATCH BASIN INSERT MAINTENANCE STANDARDS**

1. AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE, A CATCH BASIN INSERT SHALL BE INSTALLED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE.
2. THE CATCH BASIN INSERT SHALL BE CONSTRUCTED OF 2" X 4" POSTS AND 4" X 6" RAILS, WITH A MINIMUM OF 100' OF INSERT FOR EACH 100' OF PERIMETER.
3. THE CATCH BASIN INSERT SHALL BE MAINTAINED AT ALL TIMES, AND ANY DAMAGE TO THE INSERT SHALL BE REPAIRED IMMEDIATELY.
4. THE CATCH BASIN INSERT SHALL BE REMOVED AT THE END OF THE PROJECT.



# **STABILIZED CONSTRUCTION ENTRANCE MAINTENANCE STANDARDS**

1. AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT SITE.
2. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED OF 2" X 4" POSTS AND 4" X 6" RAILS, WITH A MINIMUM OF 100' OF ENTRANCE FOR EACH 100' OF PERIMETER.
3. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL TIMES, AND ANY DAMAGE TO THE ENTRANCE SHALL BE REPAIRED IMMEDIATELY.
4. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED AT THE END OF THE PROJECT.





JECB

Geotechnical Engineering  
Special Inspections  
Materials Testing  
Construction Inspections

Date: 6-8-16  
Project: Lally Short Plat  
File #: 16-0008

Jaswinder Singh  
Sound Building and Construction  
21222 132 AVE SE  
Kent, WA 98042  
Attn: Mr. Jaswinder Singh

Re: **Geotechnical Report**  
**New Single Family Residence**  
**Parcel # - 008800-0890**  
**10936 SE 164<sup>th</sup> Street**  
**Renton, WA. 98055**

## INTRODUCTION

This report summarizes the results of our geotechnical recommendations for the Lally Short Plat Project site in Renton, Washington. The preparation of this report was performed after notification to proceed was received from Mr. Jaswinder Singh who is the Owner of Sound Building and Construction. The location of the site is shown relative to the surrounding area on the vicinity map located in Appendix I.

Our understanding of the project is based on our review of; US Department of Agriculture- Natural Resource Conservation Service- soil survey maps obtained from their website and our site visits/explorations. Our soils exploration program consisted of investigating the soils through digging test pits and having our field geologist examine the contents of each test pit. The site plan with approximate test hole locations is shown in Appendix II.

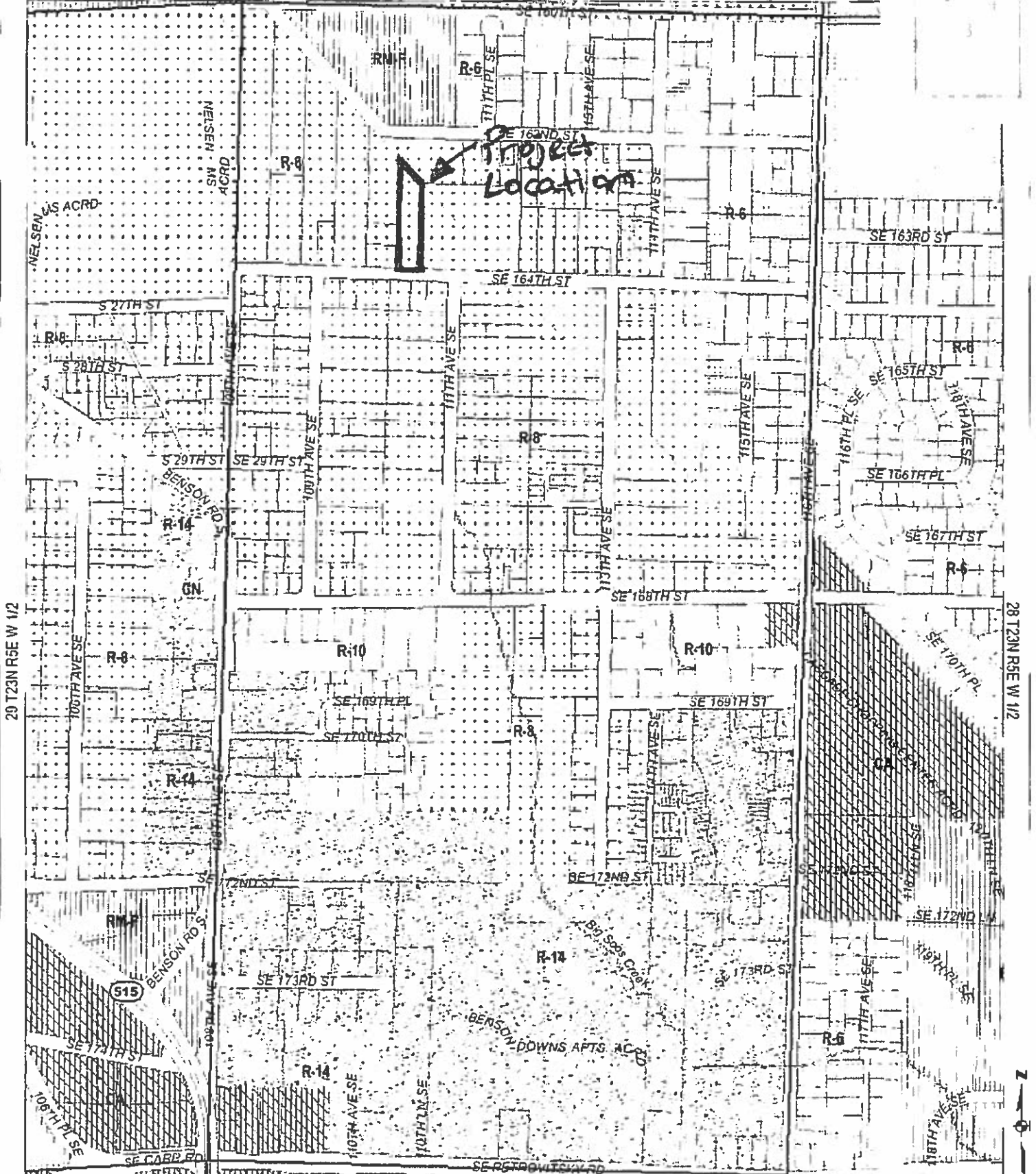
The site can be accessed from either the private drive along the west side or 164<sup>th</sup> SE Street along the southern boundary. The northern boundary of the site is a single family residence. The eastern boundary is a power pole easement running diagonally SE to NW. The site has a vertical relief of approximately 6 feet.

The results of our investigation, together with our recommendations, are to be found in the following report. The purpose of our services is to evaluate the surface and subsurface conditions at the site as a basis for providing geotechnical recommendations to support the construction of a single family residence onsite. We will also address the infiltration rates of the site soils in order to determine possible suitable locations for siting the storm water facilities.

Specifically, our scope of services for this report includes the following:

1. Review the available geologic, hydro geologic, and geotechnical data for the site area.
2. Conduct a geologic reconnaissance of the site area.
3. Explore the subsurface conditions at the site.
4. Provide geotechnical recommendations for the project area.
5. Provide field testing to determine infiltration rates onsite.

20 T23N R5E E 1/2



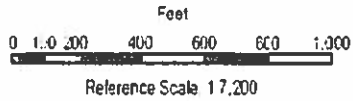
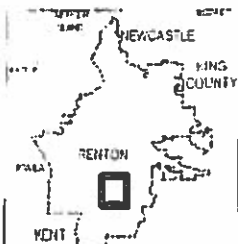
29 T23N R5E W 1/2

28 T23N R5E W 1/2

32 T23N R5E E 1/2

Zoning Map Book Black & White  
Community & Economic Development  
Planning - Technical Services

Produced by Adriana A. Abramovich, GIS Analyst  
Date: 12/15/2015



H4E  
71

29 T23N R5E E 1/2

relative next door to the proposed short plat (Knafid Short Plat #6-000366, SHPL-A

at 10952 SE 164th St (Renton).

We are directly affected by this proposal.

1)- we see no survey marks or boundary of property.

2)- we are concerned with the idea of a house 5 foot from the property line especially when a culvert or drain has been in place for many many years draining the northern portion of that property along the east side property line

An example was last March when after removing the trees around the existing house the equipment broke the drain line and caused flooding and pooling of water which went into our backyard and the other neighbors-- (pictures and time and date) 3/2/2016 9:33AM. The crew came back and repaired the drain line to remove the water.

3) What kind of dwelling will be built on such a small plot- 5,090 Sq Ft.?

Will it be 2 story and block sunlight into our front yard, especially concerning is the back yard of the short plat will be against our front yard -- is that fair or right?

4) What kind of coal mine hazard is there? a mine shaft? is the coal mine hazard on the short plat itself?

5) We had the property of 10952 Se 164th St and 11122 SE 164th St (Goldman) surveyed and not entered? We had assumed that it did. (copy)

6) Will a sidewalk be built along the road?

7) How will electric be affected?

8) Will our property value be diminished by having a dwelling so close and in our front yard. it would seem so.

9) Do you have a house 5 ft from your property line in your front yard looking at the back of the next people's house. and if you don't how can you make a decision based on no experience.

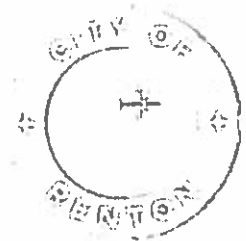
10) We strongly disagree having a short plat be created. it is small and would directly affect our living -- the side yard would be right at the bedroom window. --terrible! They would be looking down into our bedrooms. ~~terrible!~~

Sharon and Edward Casarona  
10952 SE 164th St  
Renton WA 98056

206-223-1751



Denis Law Mayor



Community & Economic Development C.E. Chip Vincent, Administrator

November 21, 2015

Eleanor and Edward Basaraba  
10952 SE 164th St  
Renton, WA 98055

**SUBJECT: KHALID SHORT PLAT COMMENT RESPONSE LETTER  
LUA16-000566, SHPL-A**

Dear Eleanor and Edward Basaraba:

Thank you for your comments related to the Khalid Short Plat as part of the public comment period. To address comments in your letter see the bullet list below:

- Property Surveys: The applicant is required to submit a fully-dimensioned plan prepared by a State of Washington registered professional land surveyor in accordance with RCW 18.43.020 with the application. This survey is reviewed for accuracy by our City Surveyor prior to Short Plat recording.
- Stormwater Tract: A private storm drain line runs along the east side of the property. The Applicant will be required to relocate the storm drain into the shared driveway and tie it into the public storm drain system, unless another alternative such as infiltration is proposed and approved by the City Engineering staff.
- Building Size and Setbacks: the applicant will be required to demonstrate compliance with the City's development regulations, including building coverage, impervious surface, and setback regulations. The new home (Lot 1) is required to orient so that the front yard would face the south towards SE 164th St, with a minimum side yard setback of 5 feet. Compliance with building setback requirements for the new residence would be verified at the time of building permit review. These regulations would apply regardless whether the applicant chose to subdivide, or demolish the existing home and rebuild. To address your privacy concerns, the City of Renton Development Regulations do allow for the construction of fencing and/or landscaping along the property line without permits, provided it complies with RMC 14.4.010, Fences, Hedges, and Retaining Wall Regulations.

Coal Mine Hazard: City Records indicate that moderate coal mine hazard area is mapped on the northern end of the project site, approximately 110 feet north of the existing single family home. A Mine Safety Hazard Report was submitted with the application. The report states that the project site is located outside of the possible

Page 13 of 13  
12/11/2015

Mine Hazard Area and is suitable for the proposed construction. A copy of the report can be provided upon your request.

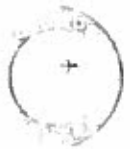
- Sidewalks: To meet the City's complete street standards for residential streets, half street improvements would include 13 feet of paving from the centerline, installation of a 0.5 foot curb, gutter, an 3-foot planter strip, and a 5-foot sidewalk are required to be constructed in the right of way fronting the site, per City Code 4-6-050. The proposed street section for High Avenue NE meets the street standards for residential access streets.
- Electricity: The applicant will be required to demonstrate compliance with the city and state regulations, as well as the National Electrical Code (NEC) Regulations. These regulations will be reviewed under a separate building permit for the new single family home.

Thank you for providing comments. If you would like to review the project files, the submitted documents are available on the 6<sup>th</sup> floor of City Hall. Also, you have been added as a Party of Record to receive notifications as the project moves through the application process.

Sincerely,

Angela Weihs  
Assistant Planner

cc: File



# DENSITY WORKSHEET

Planning Division  
1055 South Grady Way-Renton, WA 98057  
Phone: 425-430-7200 | [www.rentonwa.gov](http://www.rentonwa.gov)

1. Gross area of property 37,400 square feet
2. Deductions: Certain areas are excluded from density calculations.  
These include:

Public Streets*	<u>0</u>	square feet
Private access easements*	<u>0</u>	square feet
Critical Areas**	<u>0</u>	square feet
Public Right of Way	<u>0</u>	square feet (PSE HV Power Easement)
Total excluded area:		<u>0</u> square feet
3. Subtract *line 2 (total excluded area)* from *line 1* for net area 37,400 square feet
4. Divide *line 3* by 43,560 for net acreage 0.859 acres
5. Number of dwelling units or lots planned 2 units/lots
6. Divide *line 5* by *line 4* for net density 2.33\*\*\* = dwelling units/acre

\*Alleys (public or private) do not have to be excluded.

\*\*Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands, or floodways." Critical Areas buffers are not deducted/excluded.

\*\*\*Per City of Renton Code, Section 4-2-110D: 1-B: (Conditions Associated with Development Standards Table for Residential Zoning Designations) - Minimum density requirements to be waived due to 21,372 square feet (.491 acres) of undesirable and unsafe land directly underneath high voltage power lines. See attached code and site plan. Subtracting this area, yields a net acreage of 0.37 acres and thus a density of 5.44 units per acre.

---

#### **4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS**

1. a. Phasing, shadow platting, or land reserves may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development. Within the Urban Center, surface parking may be considered a land reserve.

b. In the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived.

2. Use-related provisions are not variable. Use-related provisions that are not eligible for a variance include: building size, units per structure/lot, or densities. Unless bonus size or density provisions are specifically authorized, the modification of building size, units per structure, or densities requires a legislative change in the code provisions and/or a Comprehensive Plan amendment/rezone.

3. Within designated urban separators, clustering is required; individual lots shall not be less than ten thousand (10,000) square feet and development shall be consistent with RMC ~~4-3-110~~, Urban Separator Overlay Regulations. Outside of designated urban separators, clustering may be allowed in order to meet objectives such as preserving significant natural features, providing neighborhood open space, or facilitating the provision of sewer service. The maximum net density shall not be exceeded; except within urban separators a density bonus may be granted allowing the total density to achieve one dwelling unit per gross contiguous acre. In order for the bonus to be allowed, projects must provide native vegetation cover (either existing or new) on sixty five percent (65%) of the gross area of all parcels in the land use action, including both the area within and outside the open space corridor. In addition, projects shall provide at least one of the following:

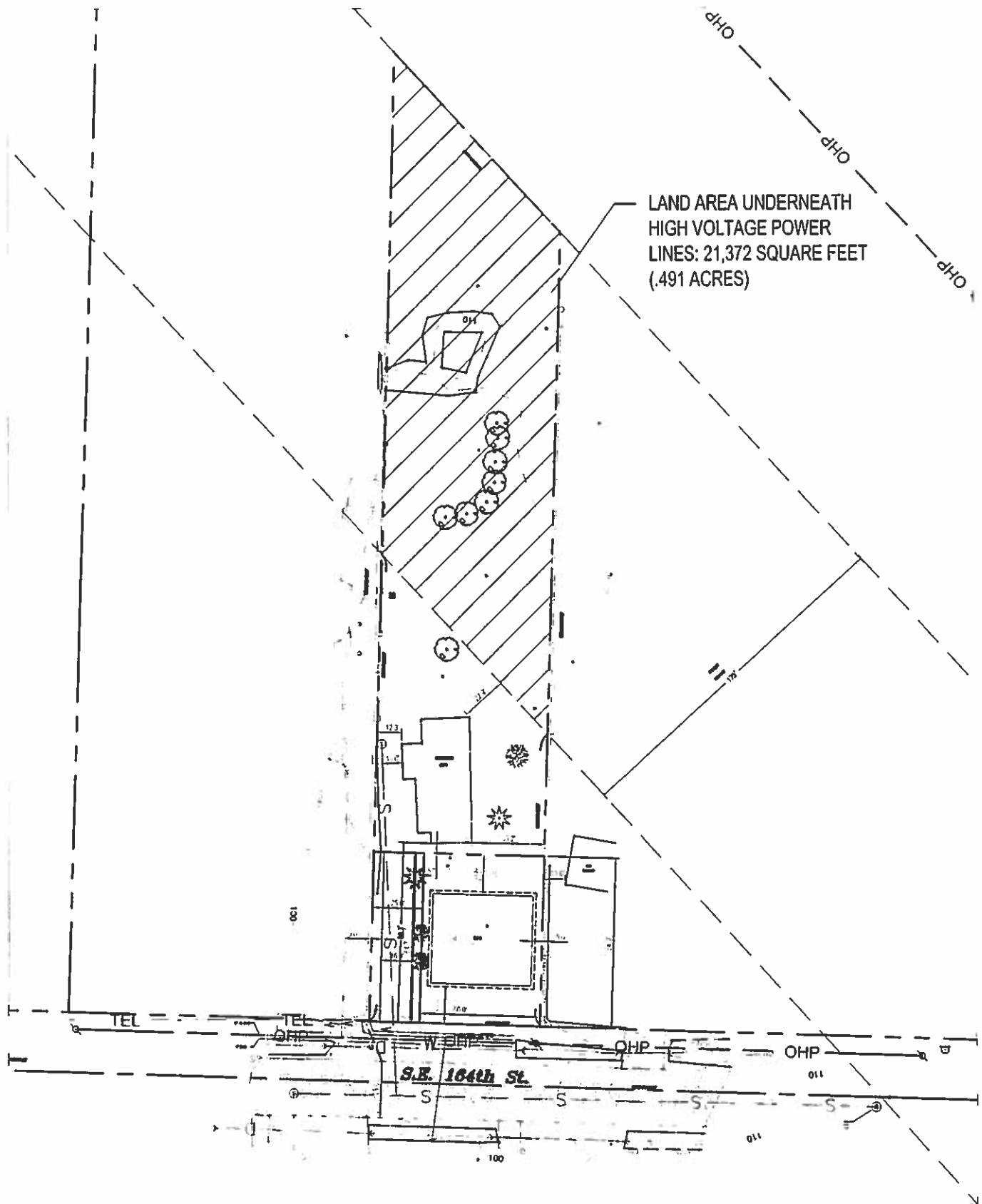
a. Enhancement of wetlands at a ratio of one-half (1/2) acre enhanced for one acre delineated within the urban separator pursuant to RMC ~~4-3-05~~ M12b, Evaluation Criteria, and RMC ~~4-3-05~~ M12c, Wetlands Chosen for Enhancement. Enhancement proposed for a density bonus may not also be used for a mitigation for other wetland alterations; or

b. The removal of and/or bringing into conformance with Renton standards of legal nonconforming uses from the site; or

c. Natural surface pedestrian trails with public access. The trails can be part of an adopted trail system or, where there is no planned trail system, of a configuration approved by the Community and Economic Development Administrator. In the absence of either wetlands or legal nonconforming uses on the site, public access and trails shall be provided and approved by the Community and Economic Development Administrator.

#### **4. Allowed Projections into Setbacks:**

LAND AREA UNDERNEATH  
HIGH VOLTAGE POWER  
LINES: 21,372 SQUARE FEET  
(.491 ACRES)





**JECB**

Geotechnical Engineering  
Special Inspections  
Materials Testing  
Construction Inspections

Date: 2-25-16  
Project: 10936 SE 164<sup>th</sup> ST  
File #: 16-0008

**Sound Building and Construction LLC.**

21222 132<sup>nd</sup> Ave. SE  
Kent, WA 98042-3105  
Attn: Khalid Husain

**Re: Mine Safety Hazard Report  
New Single Family Residence  
Parcel # - 008800-0890  
10936 SE 164<sup>th</sup> Street  
Renton, WA. 98055**

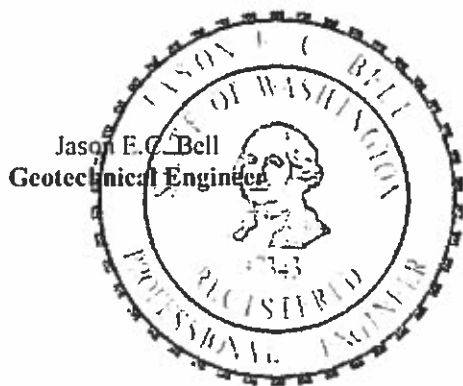
This report summarizes the results of our Mine Safety Hazard Report for the Lally's Short Plat Project site in Renton, Washington. The preparation of this report was performed after notification to proceed was received from Mr. Husain who is the Owner's Representative. The location of the site is shown relative to the surrounding area on the vicinity map located in Appendix I.

The purpose of our services is to evaluate the potential presence of a Mine Safety Hazard as defined by the Renton Municipal Code. Our understanding of the project is based on our review of; Maps obtained from the Washington State Department of Natural Resources Geology Section website (Washington State Coal Mine Map Collection- Division of Geology and Earth Resources- Washington Geologic Survey) located in Appendix III, King County Critical Areas located in Appendix IV, City of Renton Coal Mine Hazard located in Appendix V, and our site visits/explorations. Our research consisted of evaluating the publicly available documentation that pertains to the localized vicinity as it relates to the past coal mining activities. See Appendices for some of the most pertinent information as it relates to the current project site and past mining activities.

The current proposed project will add a single family residence to the Lally Short Plat. The sites eastern boundary is power lines that run diagonal in a NW-SE direction, the western boundary is a private driveway that accesses the rear of the short plat, the southern boundary is SE 164<sup>th</sup> Street, and the site has a residence on the north side adjacent properties. The site has a vertical relief of approximately 6 feet.

City of Renton recognizes the project site as a (RMC) Medium Hazard map located in Appendix V. This requires a report to provide recommendations for the site.

If you have any questions concerning the test results, the procedures used, or if we can be of any further assistance please call on us at (206) 786-8645.



Respectfully Submitted,  
**JECB**

Jamie Hicks,  
Geologist



TD PLAN 1043



# ADVISORY NOTES TO APPLICANT

## LUA16-000566

Application Date: August 01, 2016  
Name: Khalid Short Plat

Site Address: 10936 SE 164TH St  
RENTON, WA 98055

### PLAN - Planning Review - Land Use

Version 1 | August 31, 2016

#### Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | [afowler@rentonwa.gov](mailto:afowler@rentonwa.gov)

In review of the submitted TIR for the Khalid Short Plat Land Use Application (LUA16 000566) received on 8/5/2016, the project is adding more than 5,000 square feet of new impervious surface. Therefore, the project is subject to a Full Drainage Review as outlined in Section 1.1.2 of the City of Renton Amendments to the 2009 King County Surface Water Design Manual (KCSWDM). The TIR claims the site qualifies for a Small Project Drainage Review because the total impervious surface added since January 8th, 2001 is less than 10,000 square feet. This criteria is outlined in the 2009 KCSWDM, but is not listed as a criteria for determining the type of drainage review in the City Amendments to the 2009 KCSWDM.

At this time, I am unable to complete a review of the submitted application. The applicant will need to submit a revised TIR, including a Full Drainage Review addressing all eight (8) Core and six (6) Special Requirements, in accordance with the City of Renton Amendments to the 2009 KCSWDM, which can be accessed from our website at:

[http://rentonwa.gov/uploadedFiles/Government/PW/UTILITIES/Surface\\_Water/City%20Amendments%20to%20the%20King%20County%20Surface%20Water%20Design%20Manual.pdf](http://rentonwa.gov/uploadedFiles/Government/PW/UTILITIES/Surface_Water/City%20Amendments%20to%20the%20King%20County%20Surface%20Water%20Design%20Manual.pdf) . Applicant is encouraged to review the exceptions to flow control facility requirements listed in Section 1.2.3.1 of the City Amendments to the 2009 KCSWDM applicable to the Flow Control Duration Standard Matching Forested Site Conditions.

#### Planning Review Comments

Contact: Angelea Weihs | 425-430-7312 | [aweih@rentonwa.gov](mailto:aweih@rentonwa.gov)

The landscape plan does not comply with landscaping regulations per RMC 4 4 070. The minimum on site landscape width required along street frontages is 10 feet. Please refer to landscape regulations for further general and specific landscape requirements regarding required trees, shrubs, and groundcover.

Private access easements are deducted from density calculations. Please revise density worksheet to deduct share driveway tract "A" and revise plans to show accurate proposed density.

The site plan states that the zoning is R6. The zone is R 8. Please ensure that the zoning is accurate and consistent on all documents.

Plat plan does not measure to scale. Please revise Plat Plan to measure accurately to scale. (As a result, driveway slope could not be verified. Note, the maximum grade for shared driveways shall not exceed fifteen percent (15%), except for within approved hillside subdivisions.)

Please dimension all existing and proposed property lines. Please show proposed width of lot 1 on site plan.

Names and addresses of ALL property owners must be shown on Plat Plan. The Short Plat Plan for recording shall have signatures of ALL property owners shown on title report.

Aerial photos and google street view indicate that there are significant trees on the property that were not shown on the tree retention and landscape plan or included in the tree retention worksheet calculations. The tree retention plan must include the location, species, and sizes of ALL trees on or immediately abutting the site that are at least six caliper inches (6"), or an alder or cottonwood tree with a caliper of at least eight inches (8"). The tree retention plan must show preservation of at least 30 percent (30 %) of ALL significant trees. Please submit a revised tree retention plan that shows ALL existing significant trees on site and submit a revised arborist report that correlates with the tree retention plan and identifies reasons for any tree removal.

The arborist report does not explain reason for tree removal for tree #2. Please revise arborist report to explain reasons for all tree removal.

Show dimensions of existing structures on plat plan.

Clearly label and identify the type of all easements referenced in title report. The electric transmission line is an easement (not ROW), per cause number 458 (not per plat).

#### Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | [cthomas@rentonrf.org](mailto:cthomas@rentonrf.org)

Recommendations: Environmental Impact Comments:

1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit. Credit would be granted for the one existing home to be retained.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings. A water availability certificate is required from Soos Creek Water and Sewer District. It appears one new fire hydrant would be required to meet minimum standards.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Proposed 16 foot wide access road is not acceptable.

#### Community Services Review Comments

Contact: Leslie Bellach | 425-430-6619 | [LBellach@rentonwa.gov](mailto:LBellach@rentonwa.gov)





PLAN - Planning Review - Land Use

Version 1 | August 31, 2016

Community Services Review Comments	Contact: Leslie Bellach   425-430-6619   LBellach@rentonwa.gov
Recommendations: ENVIRONMENTAL IMPACT COMMENTS (from Community Services)	
<ol style="list-style-type: none"><li>1. Parks Impact fee per Ordinance 5670 applies.</li><li>2. Along SE 164 Street – add curb, 8' wide planting strip, small maturing street trees (overhead electric wires), and sidewalk. Street tree no closer than 30 feet from street light (on the east side of property frontage).</li></ol>	

PLAN - Planning Review - Land Use

Version 2 |

Planning Review Comments

Contact: Angelea Weihs | 425-430-7312 | aweihs@rentonwa.gov

The landscape plan does not comply with landscaping regulations per RMC 4 4 070. The minimum on site landscape width required along street frontages is 10 feet. Please refer to landscape regulations for further general and specific landscape requirements regarding required trees, shrubs, and groundcover.

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Show dimensions of existing structures on plat plan.

Clearly label and identify the type of all easements referenced in title report. The electric transmission line is an easement (not ROW), per cause number 458 (not per plat).

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the Khalid Short Plat at 10936 SE 164th Street (APN('s) 0088000890) and have the following comments:

EXISTING CONDITIONS

The site is approximately 0.196 acres in size and is square in shape. The middle of the site is currently occupied with an existing single family residence. The northern portion of the site falls within an electric transmission line easement.

**Water** Water service is provided by Soos Creek Water and Sewer District (253 630 9900 or www.sooscreek.com). This site is located outside of an Aquifer Protection Area Zone.

**Sewer** Sewer service is provided by Soos Creek Water and Sewer District (253 630 9900 or www.sooscreek.com).

**Storm** Runoff from the existing site includes one single family residence where no stormwater infrastructure currently exists on site. Runoff from the southern portion of the site generally flows south and into SE 164th Street and into a drainage ditch which runs along the east portion property frontage and into a 12 inch storm drain along the remaining property frontage.

**Streets** The proposed development fronts SE 164th Street along the south property line(s) SE 164th Street is classified as a Residential Access Road. Existing right of way (ROW) width is approximately 60 feet as measured using the King County Assessor's Map. There are no existing frontage improvements along the street frontage of SE 164th Street.

CODE REQUIREMENTS

WATER

1 The applicant shall obtain a certificate of water availability from the District and provide a copy of the certificate to the City of Renton as part of the application for the building permit.

2 The new and existing water meters shall be relocated to the planter strip.

SEWER

1 The applicant shall obtain a certificate of sewer availability from the District and provide a copy of the certificate to the City of Renton as part of the application for the building permit

SURFACE WATER

1 A geotechnical report, dated June 6, 2016, completed by Jaswinder Singh Sound Building and Construction (JECB) for the site has been provided. The submitted report describes the soils as silty sandy loams. Infiltration testing was completed at two test pits, which provided a measured infiltration rate of 24.5 inches per hour.

PLAN - Planning Review - Land Use

Version 2 |

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

2. A Preliminary Drainage Plan and Technical Information Report (TIR), dated September 23, 2016, was submitted by AP Consulting Engineers with the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Flow Control Duration Standard area matching Forested Site Conditions and is within the Black River Drainage Basin. The development is subject to Small Project Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2010 City of Renton Amendments to the KCSWDM. All core requirements and the six special requirements have been discussed in the Technical Information Report.
- a. Any increase in new impervious surface areas which results in more than 5,000 square feet of new impervious surface for the site will require a full drainage review in accordance with the Utility Standards which are in effect at the time of construction permit application.
3. The development is required to provide flow control Best Management Practices (BMPs) to help mitigate the new runoff created by this development.
- a. The submitted drainage report identifies the use of basic dispersion using splash blocks as the proposed flow control BMPs for Lot 2, but the required vegetated flow paths for the use of splash blocks are not shown on the drainage plan.
- b. The soils classification presented in the geotechnical report classified the soils as silty sandy loams and provided infiltration testing results indicating the soils have the potential ability to infiltrate at a measured rate of 24.5 inches per hour. Applicant shall explore the use of limited infiltration in lieu of splash blocks for basic dispersion as the flow control BMP for the property.
4. There appears to be a private storm drain line which runs along the east side of the property. Applicant will be required to relocate the storm drain into the shared driveway and tie it into the public storm drain system, unless another alternative such as infiltration is proposed.
5. The applicant is proposing a new 12 inch storm drain to replace the existing ditch at the east end of the property frontage and tie into the existing 12 inch storm drain along the frontage of the property. The storm drain is shown to be beneath the proposed landscape strip and will need to be relocated outside of the planter strip within the roadway preferable at the curb line.
6. A surface water development fee per new single family residence will apply. The project proposes the addition of 1 new residence (1 new single family home, 1 existing home to be retained). The estimated total fee is \$1,485.00. This is subject to final design and payable prior to issuance of the utility construction permit.
7. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. All project vested after January 2, 2017 will be subject to these new stormwater requirements. Please refer to RMC 4 1 045 for information regarding project vesting.

TRANSPORTATION

1. The proposed development proposes half street frontage improvements along the property frontage to meet the City's complete street standards for residential access streets. Required half street frontage improvements shall include 26 feet of paved roadway width (13 feet from centerline), installation of 0.5 foot curb and gutter, 8 foot planter strip and 5 foot sidewalk. No right of way dedication is required.
2. Access to each of the lots may be granted via the proposed shared driveway provided a permanent access easement is recorded and the shared driveway meets requirements for emergency services access. The proposed shared access does not meet the requirements for emergency services.
- a. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading.
- b. Access is required within 150 feet of all points on the buildings.
- c. The shared driveway is required to have a minimum 20 foot wide paved roadway for emergency vehicle access, which shall extend to a depth sufficient to provide access to within 150 feet of all points on the buildings.
3. Refer to City code 4 4 080 regarding driveway regulations.
- a. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
- b. Maximum driveway slope is 15%. Driveways which exceed 8% shall provide slotted drains.
4. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
5. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The project proposes the addition of 1 new residence (1 new single family home, 1 existing home to be retained). The estimated total fee is \$2,951.17. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

GENERAL COMMENTS

1. Adequate separation between utilities as well as other features shall be provided in accordance with code requirements.
- a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.
- b. The stormwater line should be minimum 5 feet away from any other structure or wall or building.
- c. Trench of any utility should not be in the zone of influence of the retaining wall or of the building.
2. All construction utility permits for utility and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
4. All utility lines (i.e. electrical, phone, and cable services, etc.) serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.
5. Fees quoted in this document reflect the fees applicable in the year 2016 only and will be assessed based on the fee that is current at



PLAN - Planning Review - Land Use

Version 2 |

Engineering Review Comments

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the time of the permit application or issuance, as applicable to the permit type. Please visit [www.rentonwa.gov](http://www.rentonwa.gov) for the current development fee schedule.

CONDITIONS OF APPROVAL

1. The applicant will be required to provide a 20 ft wide paved shared access driveway for emergency vehicles in order to provide fire access to within 150 feet of all points on each building. As a result of the increase in the driveway impervious surface area required to accomplish this, the applicant will be required to submit an updated drainage report with revised impervious surface calculations as part of the construction permit application. Any increase in new impervious surface areas which results in more than 5,000 square feet of new impervious surface for the site will require a full drainage review in accordance with the Utility Standards which are in effect at the time of construction permit application.
2. Applicant shall provide post office approval for relocation of any mailboxes that need to be moved due to the installation of frontage improvements.